

16-510 DISTRICT "M-P" MOBILE HOME PARK RESIDENTIAL DISTRICT.

- 510.1 INTENT. It is the intent of this district to provide low density mobile home park developments which are compatible with the character of the surrounding neighborhood in which they are located. Mobile home parks are considered as a residential use and should be located in areas where services and amenities are available such as those found in conventional residential areas.
- 510.2 PERMITTED USES. In District "M-P" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:
- A. Churches or other similar places of worship.
  - B. Mobile homes.
  - C. Public parks and recreation areas.
  - D. Accessory buildings and uses incidental to those listed above.
- 510.3 EXCEPTIONS. None.
- 510.4 INTENSITY OF USE REGULATIONS.
- A. MINIMUM PARK SIZE: Mobile Home Park, fifteen (15) acres.
  - B. MINIMUM LOT WIDTH: Three hundred (300) feet.
- 510.5 HEIGHT REGULATIONS.
- A. MAXIMUM STRUCTURE HEIGHT: Thirty-five (35) feet.
- 510.6 YARD REGULATIONS. As provided in Section 505.6.
- 510.7 USE LIMITATIONS. Each mobile home park shall be designed in accordance with the following minimum design standards:
- A. The park shall be located on a well-drained site properly graded to ensure rapid drainage and freedom from stagnant pools of water.
  - B. Mobile home parks hereafter approved shall have a maximum density of six (6) mobile homes per gross acre, and a minimum area of four thousand (4,000) square feet shall be provided for each mobile home space.
  - C. Each mobile home space shall be at least forty-five (45) feet wide at the front setback line and be clearly defined, and at least ninety (90) feet in depth.
  - D. Mobile homes shall be located on each space so as to maintain a setback of not less than twenty-five (25) feet if the street right-of-way is 60'. When the street right-of-way is 50', or for lots fronting a cul-

de-sac, the minimum front yard shall be 30'; 65' center line for collector streets, 85' center line for arterial streets from any public street, highway right-of-way, or Residential District boundary; as to

maintain a setback of not less than ten (10) feet from the edge of a park roadway, sidewalk, or rear boundary line of a mobile home space when such boundary line is not common to any public street, highway right-of-way, or Residential District boundary; and as to maintain a setback of not less than five (5) feet from any side boundary line of a mobile home space.

- E. All mobile homes shall be so located to maintain a clearance of not less than twenty (20) feet from another mobile home and as to maintain a clearance of not less than twenty (20) feet between any mobile home and any appurtenance to a mobile home. No mobile home shall be located closer than thirty (30) feet from any building within the park except a private storage shed or garage.
- F. All mobile home spaces shall front upon a private roadway of not less than twenty-eight (28) feet in width, including concrete curbs on each side, provided, however, that no on-street parking is permitted. If parallel parking is permitted on one side of the street, the width shall be increased to thirty (30) feet; and if parallel parking is permitted on both sides of the street, the width shall be increased to thirty-six (36) feet. All roadways shall have unobstructed access to a public street. All public streets within the park shall be improved to City standards for residential streets.
- G. Common walks shall be provided in locations where pedestrian traffic is concentrated; for example, to the entrance and to the office and other important facilities. Common walks should preferably be through interior areas removed from the vicinity of streets.
- H. All roadways and sidewalks within the mobile home park shall be paved and shall be adequately lighted at night. Sidewalks shall be four inch thick concrete, four feet wide. Streets shall conform to existing city street standards.
- I. A storm shelter shall be required which may include recreation facilities, laundry facilities, storm shelter, and other similar uses.
- J. Each mobile home park shall devote a minimum of 200 square feet per mobile home space for recreational area. Individual recreational areas shall not be less than 5,000 square feet and required setbacks, roadways, and off-street parking spaces shall not be considered as recreation space. A minimum of 50% of the recreational facilities shall be constructed by the time one-half of the project is developed and all recreational facilities shall be constructed by the time the project is 75% developed.
- K. Each mobile home space shall be provided with a paved patio or equivalent, other than parking space, of not less than 200 square feet. No open storage of any unsightly material shall be permitted

within the mobile home park and the space beneath the mobile home shall be considered open storage.

- L. Common Storage. Common storage areas may be provided, but must be screened from public view.

510.8 PARKING REGULATIONS. At least two (2) parking spaces for each mobile home shall be provided within sixty (60) feet of the mobile home. When such parking is provided off the public street or private street, each stall shall be not less than nine (9) feet by eighteen (18) feet in size, and shall be surfaced to at least the standards set out above for private streets. PROVIDED HOWEVER, concrete curbs shall not be required when located upon the mobile home lot. Should the private driveway be provided on the mobile home lot, they shall be paved with a minimum of four inches (4") of concrete. (Ord. 1901, Sec. 1)

510.9 SIGN REGULATIONS. See Article 12.

510.10 LANDSCAPING. See Article 11.

510.11 WATER SUPPLY.

- A. All mobile home parks shall be connected to a public water supply.
- B. The individual water service connections shall be provided at each mobile home space and the size, location and installation of water lines shall be in accordance with the requirements of the City Plumbing Code.

510.12 SEWAGE DISPOSAL. Individual sewer connections shall be provided for each mobile home space and shall be installed in accordance with the City Plumbing Code. All mobile home parks shall be connected to a public sewer system.

510.13 TIE DOWNS AND GROUND ANCHORS. All mobile homes shall be secured to the ground by tie downs and ground anchors in accordance with the Mobile Home and Recreational Vehicle Code K.S.A. 75-1211 to 75-1234.

510.14 UTILITIES. Electric, telephone and cable television service lines shall be installed underground and shall be in accordance with City codes and utility company specifications.

510.15 GAS. Natural gas hookups, when provided, shall be installed in accordance with the City Plumbing code and the regulations of the gas supplier.

510.16 REFUSE AND GARBAGE HANDLING.

- A. Storage, collection and disposal of refuse in a park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accidents, fire hazards, or air pollution.

- B. All refuse shall be stored in fly-tight, water-tight, rodent-proof containers. Containers shall be provided in sufficient number and capacity to properly store all refuse.
  - C. Refuse racks shall be provided for all refuse containers. Such racks shall be designed to prevent the containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them.
  - D. Refuse and garbage shall be removed from the park at least once each week. All refuse shall be collected and transported in covered vehicles or covered containers.
  - E. The park owner shall ensure that containers at all stands are emptied regularly and maintained in a usable sanitary condition.
- 510.17 BLOCKING. All mobile homes shall be blocked at a maximum of ten (10) foot centers around the perimeter of each mobile home, and this blocking shall provide sixteen (16) inches bearing upon the stand.
- 510.18 FIRE SAFETY STANDARDS. When liquefied petroleum gas is used in a mobile home park, containers for such gas shall not hold more than twenty-five (25) gallon water capacity, shall be the liquefied petroleum gas containers approved by the United States Commerce Commission for its intended purpose, and shall be attached to the mobile home in a manner approved by the Liquefied Petroleum Gas Association.
- 510.19 SKIRTING. Each mobile home shall be skirted within thirty (30) days after placement in the park by enclosing the open area under the unit with a material that is compatible with the exterior finish of the mobile home and is consistent with the quality of development of the park.
- 510.20 PAD REQUIREMENTS. Shall be a hard surface of a minimum of two, eighteen (18) inch side concrete ribbons or slabs capable of carrying the weight and of sufficient length to support all blocking points of the mobile home with a proper surface between them for weed control.
- 510.21 APPLICATION REQUIREMENTS.
- A. An applicant for "M-P" Mobile Home Park District shall prepare or cause to be prepared a preliminary Mobile Home Park Plan, drawn to a scale of not less than 1"=100', and or ten (10) copies of said Plan shall be submitted to the Planning Commission for its review and recommendations. Said Plan shall have contours shown at two-foot intervals.
  - B. Upon approval of the preliminary Mobile Home Park Plan by the Planning Commission, the applicant shall prepare and submit ten (10) copies final plan which shall incorporate any changes or alterations requested. The final plan and the Planning Commission recommendation shall be forwarded to the Governing Body for their review and final action.

- C. Any substantial deviation from the approved plan shall constitute a violation of the plan. The owner of a mobile home park shall be responsible for such violations. Changes in plans shall be resubmitted for reconsideration and approval by the Planning Commission and Governing Body.